

Carlton North 631-633 Nicholson Street 9344 1000

woodards.com.au

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode 32/355 Rathdowne Street, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$490,000

#### Median sale price

Median price \$497,000 Unit x Suburb Carlton

Period - From 01/07/2023 to 30/09/2023 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1	\$	
2	\$	
3	\$	

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/11/2023 15:13